

171.A

0005

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

765,900 / 765,900

765,900 / 765,900

765,900 / 765,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Owner 1:	PULLEN NICHOLAS	Unit #:	13
Owner 2:			
Owner 3:			

Street 1: 13 WACHUSETT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02476		Type:	

PREVIOUS OWNER

Owner 1:	NYBERG JONATHAN -
Owner 2:	GERVAIS MICHAEL -
Street 1:	PO BOX 292

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02476		Type:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1932, having primarily Vinyl Exterior and 1508 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8362																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								419594
								GIS Ref
								GIS Ref
								Insp Date
								03/29/18

PREVIOUS ASSESSMENT								Parcel ID	171.A-0005-0013.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	751,700	3000	.	754,700	754,700	Year End Roll	12/18/2019	

SALES INFORMATION								TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes					
NYBERG JONATHAN	69682-81	2	7/28/2017		710,000	No	No							

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/29/2018										Measured	DGM	D Mann
3/29/2018										NEW CONDO	DGM	D Mann

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good												
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good												
Color: WHITE				A Kits:	Rating:												
View / Desir:				Frtl: 1	Rating: Very Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C+ - Average (+)				CONDOS INFORMATION													
Year Blt: 1932	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct: G19	Fact: .			Floor: 2 - 2nd Floor													
Const Mod:				% Own: 60.000000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Exterior:				No Unit	RMS	BRS	FL		
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:									
Sec Int Wall:	%			Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 3 - Hardwood				Override:		%		Baths:									
Sec Floors:	%			Total:	4.6 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 295.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.34628642				General:									
Electric: 3 - Typical				Const Adj.: 0.99989998				COMPARABLE SALES									
Insulation: 2 - Typical				Adj \$ / SQ: 397.115				Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext: S				Other Features: 93530													
Heat Fuel: 2 - Gas				Grade Factor: 1.10													
Heat Type: 15 - H.V.A.C				NBHD Inf: 1.04999995													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 799698													
% Com Wall	% Sprinkled:			Depreciation: 36786													
				Deprecated Total: 762911													
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:											
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Juris. Factor: 1.00	Before Depr: 458.67												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	12X14	A	AV	1932	29.88	T	40	102			3,000		3,000
PARCEL ID 171.A-0005-0013.0																	
More: N	Total Yard Items:	3,000	Total Special Features:		Total:	3,000											
SKETCH																	
Un Sketched SubAreas: GLA: 1508,																	
SUB AREA																	
SUB AREA DETAIL																	
IMAGE																	
AssessPro Patriot Properties, Inc																	